

018.0

0007

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
825,700 / 825,700

USE VALUE:

825,700 / 825,700

ASSESSED:

825,700 / 825,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SAUNDERS NEIL	
Owner 2: SAUNDERS GAMZE F	
Owner 3:	

Street 1: 35 SPY POND PKWY

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: KIRSCH DAVID GUY -

Owner 2: KIRSCH SUGARMAN SUSAN -

Street 1: 35 SPY POND PKWY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Clapboard Exterior and 2288 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	85.	1.08	2									494,701						494,700	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		5400.000	331,000		494,700	825,700			
Total Card		0.124	331,000		494,700	825,700	Entered Lot Size		
Total Parcel		0.124	331,000		494,700	825,700	Total Land:		
Source: Market Adj Cost			Total Value per SQ unit /Card:	360.88	/Parcel:	360.8	Land Unit Type:		

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	331,000	0	5,400.	494,700	825,700	825,700 Year End Roll
2019	101	FV	286,800	0	5,400.	640,200	927,000	927,000 Year End Roll
2018	101	FV	298,100	0	5,400.	407,400	705,500	705,500 Year End Roll
2017	101	FV	298,100	0	5,400.	372,500	670,600	670,600 Year End Roll
2016	101	FV	298,100	0	5,400.	302,600	600,700	600,700 Year End
2015	101	FV	280,400	0	5,400.	302,600	583,000	583,000 Year End Roll
2014	101	FV	280,400	0	5,400.	275,900	556,300	556,300 Year End Roll
2013	101	FV	257,700	0	5,400.	262,500	520,200	520,200

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIRSCH DAVID GU	1342-7		8/1/2007		580,000	No	No		
WISSINGER JOHN	1238-145		6/27/2001		475,000	No	No		
STAVRAKAKIS IAO	1184-84		3/13/1998		285,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/9/2013	511	Re-Roof	9,630	C				
8/29/2012	1083	Redo Kit	39,717					
9/10/2009	832	Manual	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	Meas/Inspect	BS	Barbara S
6/12/2013	Info Fm Prmt	EMK	Ellen K
1/24/2013	Info Fm Prmt	BR	B Rossignol
2/17/2009	Meas/Inspect	345	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	243	PATRIOT
5/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

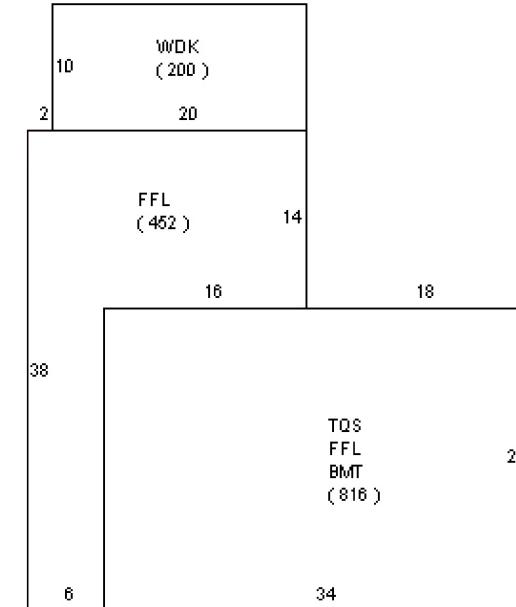
Type:	5 - Cape	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	OFF WHITE	
View / Desir:	k - Kelwyn Manor	

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

OF=BMT SINK.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1949
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G14
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic \$ / SQ:	105.00
Size Adj.:	1.20851064
Const Adj.:	0.99594003
Adj \$ / SQ:	126.378
Other Features:	88750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	371072
Depreciation:	40076
Depreciated Total:	330996

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	126.38	
Special Features:	0	Val/Su Net:	114.30	
Final Total:	331000	Val/Su SzAd:	176.06	

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101						

Total Special Features:

Total:

More: N Total Yard Items:

PARCEL ID 018.0-0007-0002.0**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,268	126.380	160,248						
BMT	Basement	816	52.130	42,539	BMT	100	FLA	50	A	
TQS	3/4 Story	612	126.380	77,344						
WDK	Deck	200	10.960	2,191						
					Net Sketched Area:	2,896	Total:	282,322		
					Size Ad	1880	Gross Are	3100	FinArea	2288

IMAGE**AssessPro Patriot Properties, Inc**